



- A modern two bedroom end of terrace home
- Excellent location on the edge of the development and close to countryside
- Open plan ground floor accommodation
- Double bedrooms and a tasteful family bathroom
- Fully enclosed, sunny rear garden
- Convenient private parking to rear of the property



'The location is great being right on the on the doorstep of open countryside and walks yet offering modern and contemporary living accommodation!'

This modern two bedroom end of terrace home would perfectly suit those looking for their first home. The property has open plan ground floor living accommodation with a nice size lounge with French doors to the garden and to the front a modern and tasteful kitchen complete with integrated oven and gas hob, space for further appliances and a breakfast bar. The ground also benefits from a handy wc/cloakroom. On the first floor there are two double bedrooms and a bathroom. GCH and double glazing. The property is still well within its NHBC build guarantee having only been occupied for approx 3 years.

The property has a fully enclosed rear garden with a sunny Westerly aspect laid to a combination of an extended deck and a manageable lawn with a rear access gate leading out to parking for a couple of vehicles in tandem.

AGENTS NOTE: The property will likely be subject to an annual management charge however this is not currently being collected.

The property is situated on the most recent phase of the Bovis development within the village of Paulton which is very well served with a wide variety of services on offer. The village is an ideal commuter base for those needing access to both Bath & Bristol and at the bottom of the road there is direct access on to open countryside and public footpaths.

Tenure: Freehold

Council Tax Band: C





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.